149.0	0006	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	741,200 /	741,200
USE VALUE:	741,200 /	741,200
ASSESSED:	741,200 /	741,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
106		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NAGER HOWARD B/TRUSTEE
Owner 2:	GURNEY SARAH K/TRUSTEE
Owner 3:	GURNEY-NAGER FAMILY REV TRUST
Street 1:	106 QUINCY STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NAGER HOWARD -
Owner 2:	GURNEY SARAH -
Street 1:	106 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,389 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1535 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7389.000	291,400	600	449,200	741,200
Total Card	0.170	291,400	600	449,200	741,200
Total Parcel	0.170	291,400	600	449,200	741,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 482.87 | /Parcel: 482.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 98441
GIS Ref:
GIS Ref:
Insp Date: 06/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	291,500	600	7,389.	449,200	741,300	741,300	Year End Roll	12/18/2019
2019	101	FV	230,500	600	7,389.	449,200	680,300	680,300	Year End Roll	1/3/2019
2018	101	FV	234,200	0	7,389.	397,800	632,000	632,000	Year End Roll	12/20/2017
2017	101	FV	234,200	0	7,389.	333,700	567,900	567,900	Year End Roll	1/3/2017
2016	101	FV	234,200	0	7,389.	333,700	567,900	567,900	Year End	1/4/2016
2015	101	FV	221,400	0	7,389.	288,800	510,200	510,200	Year End Roll	12/11/2014
2014	101	FV	221,400	0	7,389.	279,100	500,500	500,500	Year End Roll	12/16/2013
2013	101	FV	221,400	0	7,389.	265,700	487,100	487,100		12/13/2012

!11678!

PRINT

Date	Time
12/11/20	01:49:14

LAST REV

Date	Time
11/07/19	17:48:10

danam

PAT ACCT. 11678

USER DEFINED

Prior Id # 1:	98441
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAGER HOWARD,	69228-222		5/3/2017	Convenience	1	No	No		
SEAMAN MATTHEW	56613-186		3/17/2011	Change>Sale	489,000	No	No		
SEAMAN MATTHEW	55417-283		9/21/2010	Convenience	1	No	No		
SEAMAN MATTHEW	48916-507		1/30/2007	Family	99	No	No		
REHG JAMES M &	33841-388		10/15/2001		391,000	No	No		
ROSOWSKI JOHN/E	27441-456		6/30/1997		234,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/6/2019	624	Solar Pa	26,835	C				
3/20/2019	372	Re-Roof	7,295					
5/26/2017	625	Redo Kit	2,000	C				
5/9/2017	537	Redo Kit	40,000	C				
3/6/2012	197	Wood Dec	8,300	C				replace existing w
7/1/2011	650	Add Bath	15,660					ADD HBATH IN EXIST
11/10/2006	978	Re-Roof	30,000			G8	GR FY08	siding windows

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
7/2/2012	Measured	JBS	JOHN S
5/8/2012	Info Fm Prmt	MM	Mary M
3/29/2012	Info Fm Prmt	BR	B Rossignol
10/29/2008	Meas/Inspect	189	PATRIOT
1/12/2002	MLS	MM	Mary M
11/17/1999	Meas/Inspect	268	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7389		Sq. Ft.	Site		0	70.	0.87	8									449,168						449,200	

Total AC/HA: 0.16963 | Total SF/SM: 7389 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,168 | Spl Credit | Total: 449,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33403909
Const Adj.:	0.98000199
Adj $ / SQ:	163.420
Other Features:	88839
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	395917
Depreciation:	104522
Depreciated Total:	291395

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

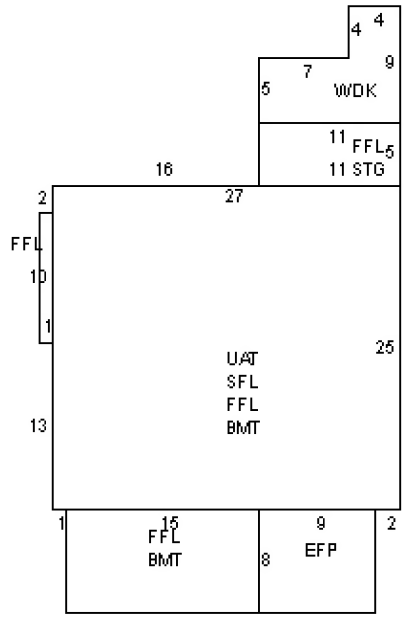
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	163.42
Special Features:	0	Val/Su Net:	108.05
Final Total:	291400	Val/Su SzAd	189.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	860	163.420	140,541
BMT	Basement	795	49.030	38,976
SFL	Second Floor	675	163.420	110,309
UAT	Upper Attic	169	65.370	11,031
EFP	Enclos Porch	72	63.740	4,589
WDK	Deck	71	15.680	1,113
STG	Storage	55	9.440	519
	Net Sketched Area:	2,697	Total:	307,078
Size Ad	1535	Gross Are	3203	FinArea 1535

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0006-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600